

Single Family Residence **RESIDENTIAL**

278 VALLEY VIEW DR

RUSTON, LA 71270

\$1,054,665 TopHap Estimate · \$228 / ft² · confidence 91 · as of Jul 14, 2026

5

BATHS

4,623 ft²

LIVING AREA

6.04 ac

LOT SIZE

2014

YEAR BUILT

5

PARKING

VALUATION

\$1.1M

\$958K low

\$1.2M high

Last Sale

\$75,000 · May 30, 2012

Est. Owner Equity

\$162,165

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax

\$6,439 (2024)

Assessed Value

\$79,741

Previous Assessed

\$79,741

Assessor Market Value

\$797,409

PROPERTY FACTS

Property Type	Single Family Residence
County	Lincoln
Lot (acres)	6.04

Porch · 1,615 ft²

CLIMATE RISK

97 FLOOD	38 WILDFIRE	99 HEAT	84 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2012	Resale	Deed	\$75,000	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillcrest Elementary School	Elementary	KG–2	5.0 mi
Ruston High School	High	9–12	6.5 mi
Ruston Junior High School	Middle	7–8	7.3 mi

District: Lincoln Parish School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 71270

105 CRIME INDEX	118 AIR POLLUTION	34,356 POPULATION	\$50K MEDIAN IN-COME	65°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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